

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-00256

Issued out of the Court of Common Pleas of Lycoming County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Commissioner's Board Room, 3rd Floor, 33 West Third Street, Williamsport PA 17701 in the city of Williamsport, County of Lycoming, Commonwealth of Pennsylvania on:

FRIDAY, NOVEMBER 07, 2025
AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece, parcel and lot of land situate in the Second Ward of the Borough of Muncy. County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

ON the north by East Water Street; on the east by lot now or formerly of Thomas W. Robb; on the south by an alley; on the west by lot now or formerly of Fiora Buck; having a frontage of fifty (50) feet on East Water Street and extending in depth the same width one hundred eighty (180) feet from East Water Street on the north to the said alley on the south.

BEING the same premises conveyed to Bambi L. McKee by deed of Billie D. McKee and Bambi L. McKee; husband and wife, dated August 23. 1996 and recorded in Lycoming County Deed Book 2668 at page 296.

BEING KNOWN AS: 120 E WATER ST MUNCY, PA 17756

PROPERTY ID: 38-0020-0843-000

TITLE TO SAID PREMISES IS VESTED IN BAMBI L. MCKEE, SINGLE, AND THOMAS P. BODNAR, JR., SINGLE BY DEED FROM BAMBI L. MCKEE, SINGLE, DATED JULY 17, 1998 RECORDED JULY 27, 1998 IN BOOK NO. 3068 PAGE 157

PROPERTY ADDRESS: 120 EAST WATER STREET, MUNCY, PA 17756

UPI / TAX PARCEL NUMBER: 38-002-843

Seized and taken into execution to be sold as the property of THOMAS P BODNAR, BAMBI L MCKEE in suit of WELLS FARGO USA HOLDINGS, LLC.

TERMS OF SALE: 25% when property is sold and the balance is due ten (10) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, R. Mark Lusk, Sheriff of Lycoming County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 48 West Third Street Williamsport PA 17701. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
RAS CITRON LAW OFFICES
MOUNT LAUREL, NJ 855-225-6906

R. MARK LUSK, Sheriff
LYCOMING COUNTY, Pennsylvania